



*Mills Bakery, Royal William Yard,*  
Stonehouse, Plymouth, PL1 3GD

# £650,000



'Mills Bakery' is located within the historic Grade 1\* listed Royal William Yard, conveniently positioned on the Stonehouse Peninsula, with easy access to Plymouth City Centre, the historic Hoe and a variety of marinas. The development boasts an array of restaurants and bars as well as an art gallery, hairdressers, a boutique and more. The Royal William Yard also hosts a monthly market with a wide range of companies selling their product and the occasional live entertainment for the kids. Converted by award winning developers Urban Splash in 2009, 'Mills Bakery' is an iconic building within the development and features a selection of 1, 2, and 3 bedroom homes. There is an impressive entrance foyer with triple height atrium featuring exposed beams and columns plus lift offering access to all floors. This exceptional apartment is situated on the fourth and fifth floor and is accessible via a lift or stairs. It enjoys impressive triple aspect, water views, taking in the ever-changing estuary, Mayflower Marina, Cremyll, Stonehouse Peninsula and Plymouth Sound.

The fourth floor entrance leads into a large hallway with access to the utility room with a range of base units, washing machine and ample storage. The impressive wooden staircase, with a glass balustrade, leads into a most impressive open plan living area. This really is a most stunning room. From here there are stunning and far reaching views from all the primary windows and taking in the City, Mount Wise and Mount Edgecumbe. There really is a wonderful view from each angle. From the open plan living room there is access to an enclosed and private roof terrace, with sliding doors on three sides, which when opened make it an integral part of the living room.

which consists of a freestanding bath, double walk in shower, low level WC and sink. The bathroom benefits from tiled flooring as well as tiled splash back behind the sink and WC.

Throughout the apartment, there is a plethora of original features fused with a modern and contemporary feel. There is also integrated sonos speakers.

Lang Town and Country would highly encourage an internal inspection of this most spacious and beautifully presented apartment to appreciate its size, location and stunning views.

The living area has been thoughtfully designed to incorporate different areas within one room, whilst giving each area its own space. The kitchen area is stunning comprising of a breakfast bar, stainless sink, 4 ring induction hob and overhead extraction. There is also an integrated oven as well as warming drawer, built in microwave and wine cooler. There is also ample space for an American style fridge/freezer unit and wine fridge.

From the living area, there is a hallway which provides access to the rest of the apartment. There are three bedrooms and a family bathroom. Bedroom two has views into the roof terrace and is a generous sized room. From here there is access to an en-suite shower room comprising of walk in shower, low level WC, hand basin as well as towel rail.

Bedroom three is a double sized bedroom with wonderful views from the western elevation across towards Mount Edgecumbe and Mount Wise.

The master bedroom is a fantastic sized room. Located towards the rear of the apartment, the views from here are stunning. Offering a double aspect, the room takes in views across Mount Edgecumbe, Mount wise and towards Cornwall and also across towards Jennycliff and Drakes Island.

There is also a beautifully presented family bathroom

#### FOURTH FLOOR

UTILITY ROOM 8' 9" x 7' 8" (2.69m x 2.35m)

#### FIFTH FLOOR

LIVING ROOM 25' 11" x 43' 0" (7.90m x 13.11m)

SUN TERRACE 9' 3" x 16' 3" (2.84m x 4.96m)

BEDROOM 1 13' 5" x 19' 3" (4.09m x 5.89m)

BEDROOM 2 12' 5" x 19' 11" (3.79m x 6.09m)

ENSUITE 12' 5" x 8' 7" (3.79m x 2.63m)

BEDROOM 3 9' 10" x 11' 0" (3.00m x 3.36m)

BATHROOM 9' 7" x 10' 6" (2.94m x 3.21m)

**LEASE INFORMATION** We understand the apartment is held on Lease with 106 years remaining and subject to a service charge of approximately £8561.32 per year and an annual ground rent of approximately £395.00. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

#### PROPERTY INFORMATION

Tenure: Leasehold

Local Authority: Plymouth City Council

Council Tax: Band F

Postcode code for sat nav: PL1 3GD



To view this property call Lang Town & Country Estate Agents on **01752 200909**



FOURTH FLOOR



FIFTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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